

**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

November 20, 2012

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, November 20, 2012 at approximately 8:35 a.m. at the 5650 North Kenmore Apartments in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott Sandra Young
Absent:	Adela Cepeda Mark Cozzi

Also present were Charles Woodyard, Chief Executive Officer; Melissa Freeman Cadoree, Deputy Legal Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Commissioners would meet in Closed Meeting to discuss matters under the following exceptions: personnel related matters and selection of legal counsel under (c)(1); pending/imminent/probable litigation under (c)(11); sale or purchase of securities, investments or investment contracts under (c)(7) and purchase of real estate under (c)(5).

At approximately 8:52 a.m., Commissioner Cepeda joined the meeting in Closed Session.

The Commissioners subsequently reconvened in Open Session and Chairwoman Scott thereupon convened the Business and Public portion of the meeting.

Due to a conflict on her schedule, Commissioner Sandra Young left the meeting in session.

After Motion Made by Commissioner Ponce and seconded by Commissioner Harris, the Closed Meeting Minutes and Regular Board Meeting Minutes of October 16, 2012 was unanimously approved as submitted.

Chairperson Scott then informed the Board that Items A1 and A2 were discussed at the October 16, 2012 Closed Meeting. However, due to a scrivener's error, final action was not taken in Open Session. Chairwoman Scott then presented an Omnibus Motion for the approval of Items A1 and A2.

(Item No. A1)

RESOLUTION NO. 2012-CHA-86

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, October 10, 2012, entitled "AUTHORIZATION TO: 1) SUBMIT THE ACQUISITION PACKAGE TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR VACANT LAND KNOWN AS 1457 W. ROOSEVELT ROAD TO BE INCLUDED IN THE REDEVELOPMENT OF THE FORMER ABLA SITES; 2) APPROVE FUNDING FOR THE PURCHASE OF VACANT LAND IN THE AMOUNT NOT TO EXCEED \$217,159.04 AND 3) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Submit the acquisition package to the United States Department of Housing and Urban Development for vacant land known as 1457 W. Roosevelt Road to be included in redevelopment of the former ABLA sites; 2); Approve funding for the purchase of vacant land in the amount not to exceed \$217,159.04 and 3) Execute and Deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item No. A2)

RESOLUTION NO. 2012-CHA-87

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, October 10, 2012, entitled "AUTHORIZATION TO: 1) SUBMIT THE ACQUISITION AND DISPOSITION PACKAGE TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR VACANT LAND KNOWN AS 434 AND 454 W. CHICAGO AVENUE TO BE INCLUDED IN THE REDEVELOPMENT OF THE FORMER CABRINI GREEN SITES; 2) APPROVE FUNDING FOR THE PURCHASE OF VACANT LAND IN THE AMOUNT NOT TO EXCEED \$3,232,000 AND 3) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Submit the acquisition and disposition package to the United

States Department of Housing and Urban Development for vacant land known as 434 and 454 W. Chicago Avenue to be included in redevelopment of the former Cabrini Green sites; 2) Approve funding for the purchase of vacant land in the amount not to exceed \$3,232,000 and 3) Execute and Deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The Omnibus Motion to adopt resolutions for Items A1 and A2 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Chairperson Scott then introduced Items B1 and B2 discussed in the Closed Meeting and informed the public that Commissioner Cepeda would recuse from voting on Item B2 only due to the reasons set forth in today's Closed Meeting. An Omnibus Motion was then presented by Commissioner Ponce for the approval of Items B1 and B2.

(Item B1)

RESOLUTION NO. 2012-CHA-88

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2012 entitled "AUTHORIZATION FOR CONTRACT AWARD FOR ETHICS OFFICER AND EQUAL EMPLOYMENT OPPORTUNITY OFFICER."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to execute a contract with Varga Berger Ledsky Hayes & Casey for the Ethics Officer and Equal Employment Opportunity Officer in an amount not to exceed \$180,000 for a one year base term with two (2) one-year options subject to Board approval.

This award is subject to the firm's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

(Item B2)

RESOLUTION NO. 2012-CHA- 89

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 20, 2012 entitled "Authorization to Restructure the 2006 Capital Program Revenue Refunding Bonds"

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to restructure the 2006 Capital Program Revenue Refunding Bonds and execute all necessary and appropriate documents to implement the foregoing.

The Motion to adopt resolutions for Item B1 and B2 was seconded by Commissioner Reidy and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda (<i>Recused from voting on Item B2 only</i>) Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Harriet Johnson then presented the report of the Personnel Committee. Per Commissioner Johnson, the Personnel Committee meeting was held on Tuesday, November 13 at approximately 9:05 a.m. at the 60 E. Van Buren Corporate Offices, 12th Floor Loft. Committee members voted to go into Closed Meeting and the following two items were discussed: Item C1:

Personnel Actions Report for the month of October 2012 and Item C3: Personnel Actions for November 2012. The Personnel Committee subsequently met in Open Session and approved Items C1 and Item C3 as amended. Madam Chair, both these items were presented to the full Board in today's Closed Meeting. Also discussed, approved and recommended for full Board approval, at the November 13th Open Session, was Item C2: Recommendation to adopt the City of Chicago's Paid Parental Leave Policy.

On behalf of the Personnel Committee, Commissioner Johnson then presented an Omnibus Motion for approval of Items C1 through C3.

(Item C1)

RESOLUTION NO. 2012-CHA-90

WHEREAS, The Board of Commissioners has reviewed staff memorandum dated November 13, 2012 entitled "Personnel Actions Reports", and concurs in the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the personnel actions contained in the personnel reports for the period October 1, 2012 thru October 31, 2012 is hereby accepted.

(Item C2)

RESOLUTION NO. 2012-CHA-91

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 13, 2012 entitled “AUTHORIZATION TO ADOPT THE CITY OF CHICAGO’S PAID PARENTAL LEAVE POLICY,”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to adopt the City of Chicago’s Paid Parental Leave Policy dated November 8, 2011, attached hereto as Exhibit A and directs the Chief Executive Officer or his designee to see that all necessary steps are taken to implement the adopted policy by November 21, 2012.

THAT by the adoption of the City of Chicago’s Paid Parental Leave Policy any and all conflicting language found in Chicago Housing Authority’s policies and procedures are hereby superseded.

Attachment for C2 - Parental Leave Policy

(Item C3)

RESOLUTION NO. 2012-CHA-92

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 13, 2012, entitled “Approval of Personnel Actions”:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

The Motion to adopt resolutions for Item C1, C2 and C3 was seconded by Commissioner Reidy and the voting was as follows:

Ayes:

Deverra Beverly
Adela Cepeda
Dr. Mildred Harris
Harriet Johnson
Myra King
Carlos Ponce
Bridget Reidy
Z. Scott

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

In the absence of Committee Chair Young, Commissioner Mildred Harris, presented the report for the Tenant Services Committee. Per Commissioner Harris, the Tenant Services Committee Meeting was held on Wednesday, November 14, 2012 at approximately 1:20 p.m. at the 60 East Van Buren Corporate Offices.

Commissioner Harris then presented a Motion for approval of the resolutions for Items D1 and D2 discussed, voted and recommended for approval by the Tenant Services Committee members.

(Item D1)

The resolution for Item D1 approves the third one-year option of contracts with Service Providers Centers for New Horizons (CNH), Employment and Employers Services (EES), Heartland Human Care Services (HHCS), Metropolitan Family Services (MFS) and Uhlich Children's Advantage Network (UCAN). This resolution also approves award of contract to Brinshore Michaels Taylor LLC (BMT), Eastlake Management, LR ABLA LLC, Stateway Associates and Holsten Real Estate Development Corporation as Service Providers. Resident Services previously entered into contracts with the ten agencies for service provision in 2012. Five of these contracts were initiated through a non-competitive procurement based on the Master Development Agreements (MDA) with the developers at mixed income sites (BMT, Eastlake, Holsten, LR ABLA and Stateway). The other five were initiated based on a competitive procurement completed in 2009 for the FamilyWorks program (CNH, EES, HHCS, MFS and UCAN). As part of CHA's strategic planning process, Resident Services desires to begin implementing its reimagined service model in 2013. Major changes to the service model include segmenting the resident population to ensure services better address the individual needs of families based on their circumstances, instead of providing the same case management services for all public housing families. These changes will create capacity for service providers to begin providing additional services to the Housing Choice Voucher population. By exercising a remaining option year with the FamilyWorks providers and entering into new contracts with the mixed-income providers identified through the MDAs, changes to the reimagined service model may be implemented quickly and efficiently. This will allow the new program areas to take hold while causing minimal disruption to residents. During 2013, a new RFP will be released to fully transition to the new model for services in 2014. Service providers will work closely with CHA staff and property management to facilitate communication and coordination of resident needs. The ten agencies are assigned to specific zip codes and/or mixed-income properties throughout the City of Chicago and will be available to provide various levels of service to more than 10,000 CHA families in 2013.

RESOLUTION NO. 2012-CHA-93

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2012 entitled "AUTHORIZATION TO EXERCISE THE THIRD ONE-YEAR OPTIONS OF CONTRACT NO. 9121 WITH CENTERS FOR NEW HORIZONS, CONTRACT NO. 9124 WITH EMPLOYMENT AND EMPLOYER SERVICES, CONTRACT NO. 9122 WITH HEARTLAND HUMAN CARE SERVICES, CONTRACT NO. 9123 WITH METROPOLITAN FAMILY SERVICES, AND CONTRACT NO. 9126 WITH UHLICH CHILDREN'S ADVANTAGE NETWORK AND ENTER INTO CONTRACTS

WITH BRINSHORE MICHAELS TAYLOR, LLC, EASTLAKE MANAGEMENT, LR ABLA LLC, STATEWAY ASSOCIATES, AND HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION AS SERVICE PROVIDERS FOR CHA RESIDENTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to exercise the third one-year option of Contract No. 9121 with Centers for New Horizons, Contract No. 9124 with Employment & Employer Services, Contract No. 9122 with Heartland Human Care Services, Contract No. 9123 with Metropolitan Family Services, and Contract No. 9126 with Uhlich Children’s Advantage Network, and enter into contracts with Brinshore Michaels Taylor LLC, Eastlake Management, LR ABLA, LLC, Stateway Associates, and Holsten Real Estate Development Corporation as service providers for CHA residents in an amount not-to-exceed \$25,686,835.00;

These awards are subject to each Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item D2)

As part of CHA’s Section 3 policy, CHA is required to do business with Section 3 Business Concerns, which include Resident Owned Businesses. When fulfilling Section 3 goals through contracting, CHA can contract directly with a Section 3 business or contract with vendors that subcontract to a Section 3 business. CHA encourages Section 3 Business Concerns (including Resident Owned Businesses) to apply for contracting opportunities through the competitive procurement process. Accordingly, the CHA advertised a Request for Proposal for a Business Entrepreneurship Development Program for CHA Residents. The Business Development Program will support CHA’s commitment to Section 3 business concerns. Through the Program, participants will develop the skills necessary to fully execute a business plan, learn how to network with other business owners, successfully market their business, and apply for contracting opportunities throughout the city of Chicago and surrounding area. Based on the recommendation of the evaluation team, Chicago Urban League was determined to be the lowest responsive and responsible bidder. Accordingly, the resolution for Item D2 approves contract award to the Chicago Urban League. It is anticipated that 80 residents will participate in this program during the two-year base term. Since 2007 the Chicago Urban League has successfully provided business development and entrepreneurial training for Chicago-land residents. Through the recommended contract, the Urban League will increase capacity of its existing programs and provide participants with access to its vast network of available services.

RESOLUTION NO. 2012-CHA-94

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2012 entitled “AUTHORIZATION TO ENTER INTO A TWO-YEAR CONTRACT WITH THE CHICAGO URBAN LEAGUE TO PROVIDE A BUSINESS AND ENTREPRENEURSHIP DEVELOPMENT PROGRAM FOR CHA RESIDENTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to enter into a contract with the Chicago Urban League to provide a business and entrepreneurship development program for CHA residents in an amount not-to-exceed \$801,464 for the period of December 1, 2012 through November 30, 2014.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt resolutions for Item D1 and D2 was seconded by Commissioner Beverly and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott (<i>Abstained on Item D2 only</i>)
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Bridget Reidy, Chairwoman of the Operations and Facilities Committee, then presented her report. Per Commissioner Reidy, the Operations Committee Meeting was not held on Wednesday, November 14, 2012 due to a lack of quorum. While Committee members were briefed on the four items appearing on the agenda, no vote was taken.

Commissioner Reidy then presented a Motion for approval of the resolutions for Items E1, E2, E3 and E5 discussed, voted and recommended for approval by the Operations Committee members.

(Item E1)

The resolution for Item E1 approves a Housing Assistance Payments Contract for Fullmora Apartments. Fullmora Apartments is the substantial rehabilitation of a 2-story California-style walkup located at 5858 W. Fullerton, 2 blocks east of Austin Blvd. in the Belmont Cragin neighborhood containing 12 one-bedroom and 2 two-bedroom apartments. Of these, 6 one-bedroom and 2 two-bedroom units will receive PRA subsidies. The rehab plan calls for a new roof, siding, windows, masonry, porches, parking lot, all new kitchen and baths including new appliances and fixtures. There will be bike storage and laundry facilities on site and 14 on-site parking spaces. The owner/developer of the property is Chestnut Investments, LLC, an entity formed for the project, and is a wholly owned subsidiary of Property Markets Group (PMG). Development financing will be provided solely from PMG. It is the intent of the owner/manager of this property to lease all of the units to eligible persons from CHA’s waiting lists. Eligibility

for the property includes being below 80% of AMI. CHA will refer applicants from its waiting lists (both Public Housing and HCV) as well as families whose right of return under the Relocation Rights Contract has not been satisfied. The CHA waiting list of family housing applicants will be exhausted prior to utilization of a site based waiting list.

RESOLUTION NO. 2012-CHA-95

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated November 14, 2012 requesting authorization to execute an Agreement to enter into a Housing Assistance Payments contracts for Fullmora Apartments;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to enter into a Housing Assistance Payments Contract for Fullmora Apartments.; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item E2)

The resolution for Item E2 approves the Lease Agreement with A Safe Haven Foundation (also known as Chicago Christian Industrial League) for the purposes of exercising the first year extension option, with a Total Gross Rent amount not-to-exceed \$181,358.00 and \$400.00 for any fees assessed for additional services as provided for in the Lease for a total amount not-to-exceed \$181,758.00. CHA entered into an initial Lease Agreement in 2010 for approximately 7,544 square feet of space in an office building located at 2750 W. Roosevelt for an initial term of three (3) years, with an option to extend for two additional one-year periods.

RESOLUTION NO. 2012-CHA-96

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2012 entitled "AUTHORIZATION TO AMEND THE LEASE AGREEMENT WITH A SAFE HAVEN FOUNDATION TO EXERCISE THE FIRST YEAR EXTENSION OPTION";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to amend the Lease Agreement with A Safe Haven Foundation for the purposes of exercise the first year extension option. The Total Gross Rent for this extension option is in an amount not-to-exceed \$181,358.00 and \$400.00 for any fees assessed for additional services as provided for in the Lease for a total approval amount not-to-exceed \$181,758.00.

(Item E3)

The resolution for Item E3 approves the proposed amended Housing Choice Voucher (HCV) Administrative Plan for HCV Tenant and Project Based Programs (PBV). The amendment clarifies existing policies related to HCV/PBV Program administration that include: exception payment standards, waitlist preference (NED), lifting abatements, portability, and handling owner and participant debts owed to CHA. The Plan Public Comment was held during the month of October, with a comment hearing held on October 17th at Central office and a second

comment hearing on October 23rd at the Charles Hayes Family Investment Center. HCV met and vetted the proposed changes with the HCV Participant Council (HCV RAB) in September 2012 to solicit comment and inform the council on the proposed changes.

RESOLUTION NO. 2012-CHA-97

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2012 entitled “AUTHORIZATION TO APPROVE THE PROPOSED AMENDED HCV ADMINISTRATIVE PLAN FOR TENANT AND PROJECT BASED PROGRAMS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to approve the amended HCV Administrative Plan.

(Item E4 – THIS NUMBER NOT USED)

(Item E5)

The resolution for Item E5 approves the 2nd of two one-year options on a Lease Agreement between the CHA and Sinai Health Center for the 2600 and 2700 Block of Ogden and the 2600 Block of 13th Place. The former Lawndale Complex/Ogden Courts residential development were demolished in 2001 and 2006, respectively. Both developments are now vacant land. Sinai Health System proposed and entered into a lease to build and maintain a Sinai staff parking lot on approximately 75% of the Lawndale Complex/Ogden Courts site. The purpose of constructing the parking lot was to reduce the traffic and parking congestion in the community. Adjacent to the leased parking lot site on land formerly owned by the City of Chicago and a portion of the Lawndale Complex site is Park Douglas, a 137 unit mixed income development. The purpose of this lease is to improve the quality of life for public housing residents, Sinai staff and visitors, and residents residing in the area surrounding the site. The site is being leased at less than fair market value; however, there is an additional commensurate benefit to the Park Douglas community due to the fact that Sinai provides family support and medical services, training and employment opportunities for CHA residents. Jobs were generated for the construction of the parking lot, the operation of the parking lot and for hospital support duties.

RESOLUTION NO. 2012-CHA-98

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 14, 2012, requesting authorization to execute the second of two one-year options on a land lease agreement with Sinai Health System on CHA’s vacant Lawndale Complex and Ogden Courts property sites located at the 2600 and the 2700 block of Ogden Avenue and 2600 block of 13th Place.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute the 2nd of two one-year options on a land lease agreement with Sinai Health System on CHA’s vacant Lawndale Complex and Ogden Courts property sites located at the 2600 and the 2700 block of Ogden Avenue and 2600 block of 13th Place.

The Motion to adopt resolutions for Items E2, E2, E3 and E5 was seconded by Commissioner Johnson and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott
Nays:	None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Adela Cepeda, Chairwoman of the Finance Committee, then presented her report. Per Commissioner Cepeda, the Finance Committee meeting was held on Wednesday, November 14, 2012 at approximately 2:45 p.m. at the 60 E. Van Buren Corporate Offices. Linda Riley Mitchell, Chief Financial Officer and staff presented the Committee with the September 30, 2012 Interim financial Report and the October 2012 Treasury and Cash Flow Report.

Commissioner Cepeda then presented an Omnibus Motion for the following three items discussed, voted and recommended for Board approval by the Finance Committee.

(Item F1)

The CHA's business processes have evolved considerably since the initial document management implementation of the FileNet system and the system's configured indexes no longer align optimally with changes to the CHA's business processes. As a result, the CHA reviewed the actual use of the document management system and solicited possible enhancements that might be needed and work flow requirements from the CHA's user community. In order to better manage its information assets and achieve efficiencies in its business processes, the CHA seeks to implement a new SharePoint Enterprise Content Management System solution that provides the complete functionality of automated records management systems (capture, index, store, track, retrieve, archive, dispose and report) and transforms enterprise-based, manual processes into automated flows. The CHA advertised a Request for Proposal in May 2012 for the implementation of a Sharepoint Enterprise Content Management System Solution. The RFB was advertised in area newspapers and on CHA's website. Of the four proposals received, Catalyst Consulting Group was deemed to be the most responsive and responsible bidder. Accordingly, the resolution for Item F1 awards a contract to Catalyst Consulting Group, not-to-exceed \$4,231,168, to implement a Sharepoint Enterprise Content Management System Solution.

RESOLUTION NO. 2012-CHA-99

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2012, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH CATALYST CONSULTING GROUP TO IMPLEMENT A SHAREPOINT ENTERPRISE CONTENT MANAGEMENT SYSTEM";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to enter into a contract with Catalyst Consulting Group to implement a SharePoint Enterprise Content Management System in an amount not to exceed \$4,231,168.00, including two (2) one year maintenance and support options.

These awards are subject to each Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item F2)

The resolution for Item F2 approves a one year extension of the agreement with IBM for FileNet Maintenance and support service, not-to-exceed \$117,551.94. The CHA utilizes the EDMS / FileNet application extensively in our daily operations. EDMS supports departments such as Housing Choice Voucher, Finance, Development Management and Resident Services by providing the ability to store, maintain, retrieve and archive electronic records. To date over 7 million documents are stored in the CHA’s EDMS repository. Prudent business practices dictate having maintenance agreements in place with the system’s developer in order to obtain preventative and remedial maintenance. Maintenance support typically consists of software upgrades, bug fixes and remote telephonic and electronic support. Having a maintenance agreement in effect decreases the risks of potentially adverse impact from a system outage by reducing restoration time and increasing system availability.

RESOLUTION NO. 2012-CHA-100

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2012 entitled, “ AUTHORIZATION TO ENTER INTO A ONE (1) YEAR EXTENSION OF THE AGREEMENT WITH IBM FOR FILENET MAINTENANCE AND SUPPORT SERVICES”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a one (1) year extension of the Software Support Agreement with IBM for FileNet maintenance and support services on a fixed rate basis and schedule for additional compensation not to exceed \$117,551.94 for the one year term.

These awards are subject to each Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item F3)

The CHA’s current contract with Blue Cross Blue Shield (BCBS) for employee healthcare plan benefits (medical and dental) will terminate on December 31, 2012. Accordingly, the resolution for Item F3 approves amendment and extension of Contract No. 11070, not-to-exceed \$6,274,012.00, with BCBS for the CHA Employees Health Benefit Plans. HUD has previously authorized the CHA to utilize its insurance Broker of Record to solicit competitive insurance

bids on behalf of the CHA. Although CHA did not receive guaranteed medical premium rates for FY 2013, CHA estimated an increase of \$450,000 for FY 2013 for an amount not-to-exceed \$5,400,000.00 based on projected increases in medical insurance premiums for FY2013 for all BCBS clients and a possible enrollment increase during the plan year for 2013. Essentially, medical renewal rates are based on claims experience, promptness of payment of premiums, the size of the group and the number of months of claims experience used to evaluate renewals. The trend factor for BCBS renewals are currently averaging at 12.5% across organizational size similar to CHA. However, after experiencing \$1.2 million in “shock” claims and the migration of 42 participants from the HMO to PPO plan, CHA’s costs increased by 21%. The not-to-exceed amounts of \$6,274,012.00 for both medical and dental benefit plans reflect the total amount of premiums needed to cover the projected headcount of CHA’s eligible participants and the eligible participants of CHA’s affiliates. As in previous years, CHA’s affiliates will reimburse CHA for 100% of the premiums needed to cover their eligible participating employees for the above referenced Employee Health Benefit Plans during the term of these contracts, which will be an offset to the total not-to-exceed amount of premiums.

RESOLUTION NO. 2012-CHA-101

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 14, 2012 entitled “AUTHORIZATION TO AMEND AND EXTEND CONTRACT NO. 11070 WITH BLUE CROSS BLUE SHIELD (MEDICAL AND DENTAL) FOR THE CHA’S EMPLOYEE HEALTH BENEFIT PLANS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (1) authorizes the Chief Executive Officer or his designee to amend and extend Contract No. 11070 with Blue Cross Blue Shield for one year extension for FY2013 for medical benefits and employee dental benefits and (2) approves funding therefor in an amount not to exceed \$5,985,074.00 and \$288,938.00 for medical and dental benefits, respectively, for an aggregate amount of \$6,274,012.00 for FY2013, covering eligible participants of the CHA and eligible participants of the CHA affiliates.

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the November meeting of the Board of Commissioners was adjourned

Z. Scott
Chairwoman, Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records

